

The Seabrook Planning and Zoning Commission met in regular session on Thursday, July 21, 2022 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICH (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS (exc. absence)	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN (exc. absence)	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

Chairman Renola opened the Public Hearing at 6:01 p.m.

2.1 Conduct a Public Hearing on a request for the Final Plat of Lake Mija Village, Section 3 containing 54 Lots, 1 Block, and 1 Reserve.

Purpose of the Final Plat: To create 54 Single Family Lots, 1 Block, and 1 Reserve.

Applicant: Charles Anders, P.O. Box 1244, Friendswood, TX 77549

Owner: Sunrise Property Partners, P.O. Box 1447, Friendswood, TX 77549

Legal Description: Being a subdivision of 13.6789 Acres (595,852 Sq.Ft.), located in the Ritson Morris Survey, Abstract 52, and also being a partial amendment of Reserve "K" of Mystic Village at Lake Mija Film Code No. 409122, H.C.M.R. City of Seabrook, Harris County, Texas

Location: This property is located north of Lake Mija Court, west of Park Drive, and south of Red Bluff Road.

Director Sean Landis explained to the Board that the applicant is requesting to subdivide the property into 54 Lots, 1 Block, and 1 Reserve for the purpose of constructing single-family dwellings. The property is currently zoned (R-1) Single-Family Detached Residential District. Staff has reviewed the Final Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approve the Final Plat.

Chairman Renola closed Public Hearing at 6:04 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Final Plat of Lake Mija Village, Section 3 containing 54 Lots, 1 Block, and 1 Reserve.

Motion made by Rhonda Thompson and seconded by Rosebud Caradec.

To approve the Final Plat of Lake Mija Village, Section 3 containing 54 Lots, 1 Block, and 1 Reserve.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on a request for a Master Landscaping Plan for the property located at 2000 – 2100 Highway 146 (Miramar Shopping Center).

Director Sean Landis explained to the Board that the purpose of a Master Landscape Plan is to allow an applicant, subject to approval of the city council, the option of designating an area that will define unique characteristics in all landscape elements including type, design, and location based upon specific performance criteria. The goal of a Master Landscape Plan is to promote consistency amongst landscape elements within a development thus creating visual harmony between the landscape, buildings, and other components of the property; and enhance the compatibility of the landscape elements with the architectural and site design features within a development; and encourage landscaping that is in character with planned and existing uses thus creating a unique sense of place; encourage multi-tenant commercial uses to develop a unique set of landscape regulations in conjunction with development standards.

Landscape Master Plan Request:

- Secured 2 quick serve restaurant development opportunities (Popeye's and Taco Bell) that will enhance the corridor and provide resources to reposition the main entry of the center.*
- Given the vintage of the existing center and the TXDOT Right of Way acquisition, the center requires a minimal adjustment of the main entry curb cuts.*
- Currently have a construction permit package in review with TXDOT.*
- Proposing an exception to the ordinance specifically related to some, but not all tree requirements, raised landscape islands, and some landscaping surrounding the proposed pad sites.*

Motion made by Scott Reynolds and seconded by Rhonda Thompson.

To approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the June 16, 2022 Regular P&Z meeting.

Motion made by Rosebud Caradec and seconded by Scott Reynolds.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the June 20, 2022 JOINT Meeting.

Motion made by Rhonda Thompson and seconded by Rosebud Caradec.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

4.4 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.5 Establish future agenda items and meeting dates.

- August 18, 2022 regular P&Z meeting

Motion was made by Rosebud Caradec and seconded by Rhonda Thompson.

To adjourn the July 21, 2022 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:58 p.m.

APPROVED THIS 15th DAY OF September, 2022.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator